

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	城·點 COO Residence	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	啟發徑8號 8 Kai Fat Path		
發展項目（或期數）中的住宅物業的總數 The total number of residential properties in the Development (or phase of the Development)			204

印製日期 Date of Printing	價單編號 Number of Price List
5/9/2017	4

修改車位價單(如有) Revision to Price List of Parking Space (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List of the Parking Space	如物業價錢經修改，請以「✓」標示 Please use “✓” to indicate changes to prices of residential properties
		價錢 Price
18/10/2017	4C	-

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (S)	實用面積 每平方米/呎售價 元、每平方米 (元、每平方呎) Unit Rate of Saleable Area \$ per sq. metre (S per sq. ft.)		其他指明項目的面積(不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Units			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
COO Residence	22	A	34,590 (372) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	7,180,000	207,574	19,301	--	--	--	--	--	--	--	--	--	--
COO Residence	22	B	20,616 (222) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,221,470	204,767	19,016	--	--	--	--	--	--	--	--	--	--
COO Residence	22	C	20,188 (217) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,188,430	207,471	19,302	--	--	--	--	--	--	--	--	--	--
COO Residence	22	D	21,526 (232) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,459,440	207,165	19,222	--	--	--	--	--	--	--	--	--	--
COO Residence	22	E	21,526 (232) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,460,680	207,223	19,227	--	--	--	--	--	--	--	--	--	--
COO Residence	22	F	20,428 (220) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,234,840	207,306	19,249	--	--	--	--	--	--	--	--	--	--
COO Residence	22	J	28,839 (310) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,070,230	210,487	19,581	--	--	--	--	--	--	--	--	--	--
COO Residence	22	K	29,693 (320) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,060,120	204,093	18,938	--	--	--	--	--	--	--	--	--	--
COO Residence	22	M	28,767 (310) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,101,800	212,111	19,683	--	--	--	--	--	--	--	--	--	--
COO Residence	23	A	34,590 (372) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	7,345,400	212,356	19,746	--	--	--	--	--	--	--	--	--	--
COO Residence	23	B	20,616 (222) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,237,200	205,530	19,086	--	--	--	--	--	--	--	--	--	--
COO Residence	23	C	20,188 (217) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,196,970	207,894	19,341	--	--	--	--	--	--	--	--	--	--
COO Residence	23	D	21,526 (232) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,468,540	207,588	19,261	--	--	--	--	--	--	--	--	--	--
COO Residence	23	E	21,526 (232) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,469,890	207,651	19,267	--	--	--	--	--	--	--	--	--	--
COO Residence	23	F	20,428 (220) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,243,490	207,729	19,289	--	--	--	--	--	--	--	--	--	--
COO Residence	23	J	28,839 (310) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,126,750	212,447	19,764	--	--	--	--	--	--	--	--	--	--
COO Residence	23	K	29,693 (320) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,110,120	205,776	19,094	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方呎(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (S)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方米/呎) Unit Rate of Saleable Area \$ per sq. metre (S per sq. ft.)		其他指明項目的面積(不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Units			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
COO Residence	23	M	28,767 (310) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,144,720	213,603	19,822	--	--	--	--	--	--	--	--	--	
COO Residence	25	A	34,590 (372) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	7,584,160	219,259	20,388	--	--	--	30,914 (333)	--	--	--	--	--	
COO Residence	25	B	20,616 (222) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,255,400	206,412	19,168	--	--	--	--	--	--	--	--	--	
COO Residence	25	C	20,188 (217) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,219,560	209,013	19,445	--	--	--	--	--	--	--	--	--	
COO Residence	25	D	21,526 (232) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,492,810	208,716	19,366	--	--	--	--	--	--	--	--	--	
COO Residence	25	E	21,526 (232) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,494,050	208,773	19,371	--	--	--	--	--	--	--	--	--	
COO Residence	25	F	20,428 (220) 露台 balcony : - (-) Utility Platform 工作平台: - (-)	4,266,520	208,856	19,393	--	--	--	--	--	--	--	--	--	
COO Residence	25	H	30,833 (332) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,775,850	219,760	20,409	--	--	--	29,506 (318)	--	--	--	--	--	
COO Residence	25	J	28,839 (310) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,199,440	214,967	19,998	--	--	--	--	--	--	--	--	--	
COO Residence	25	K	29,693 (320) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,183,940	208,263	19,325	--	--	--	--	--	--	--	--	--	
COO Residence	25	M	28,767 (310) 露台 balcony : 2 (22) Utility Platform 工作平台: - (-)	6,210,230	215,880	20,033	--	--	--	--	--	--	--	--	--	

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective Purchasers are advised to refer to the sales brochure for the Development for information on the Development.

(2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase -

(i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 支付條款 Terms of payment

註：於本第4節內，「售價」指本價單第二部份中所列之售價，而「成交金額」指臨時買賣合約中訂明指明住宅物業的實際售價。因應相關折扣（如有）按售價計算得出之價目，皆以四捨五入方式換算至佰位數作成交金額。

Note: In this Section 4, "Price" means the price set out in Part 2 of this Price List and "purchase price" means the actual price of the specified residential property set out in the Preliminary Agreement for Sale and Purchase.

The price obtained after applying the relevant discount(s) if any on the Price will be rounded to the nearest hundred to determine the purchase price.

於簽署臨時買賣合約時，買方須繳付相等於有關住宅物業的售價的5%作為臨時訂金（「臨時訂金」），部份臨時訂金港幣\$100,000.00須以銀行本票支付，剩餘之臨時訂金須以銀行本票及/或支票支付。

所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「孖士打律師行」。

Purchasers shall pay a preliminary deposit ("Preliminary Deposit") equivalent to 5% of the purchase price of the residential property upon signing of the Preliminary Agreement for Sale and Purchase. HK\$100,000.00 being part of the Preliminary Deposit shall be paid by a cashier order and the remaining balance of the Preliminary Deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to "Mayer Brown JSM".

(A) 60天付款計劃 (照售價減9%)
60 Days Cash Payment Plan (9% discount from the Price)

(1) 相等於成交金額5%的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後5個工作天內簽署買賣合約。

The Preliminary Deposit equivalent to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Agreement for Sale and Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

(2) 成交金額95%即樓價餘款於買方簽署臨時買賣合約後60天內繳付。

95% of the purchase price being balance of the purchase price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 120天付款計劃 (照售價減5%)

120 Days Cash Payment Plan (5% discount from the Price)

- (1) 相等於成交金額5%的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後5個工作天內簽署買賣合約。
The Preliminary Deposit equivalent to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Agreement for Sale and Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- (2) 成交金額5%的進一步訂金及再期樓款於買方簽署臨時買賣合約後60天內繳付。
5% of the purchase price being further deposit and part payment of the purchase price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- (3) 成交金額90%即樓價餘款於買方簽署臨時買賣合約後120天內繳付。
90% of the purchase price being balance of the purchase price shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is available

(a) 請參閱 (4)(i) Please refer to (4)(i)

(b) 特別折扣 (只適用於120天付款計劃) Special Discount (only applicable to 120 Days Payment Plan)

凡選用120天付款計劃，買方可獲3%售價折扣優惠。

Where selected 120 Days Payment Plan, the Purchaser will be offered 3% discount on the Price.

(4)(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益:
Any gift, or any financial advantage or benefit, to be made available in connection with the purchaser of a specified residential property in the Development:

(a) 見上文第(4)(i)段。
See paragraph (4)(i) and (4)(ii) above.

(b) 備用第一按揭貸款
Standby First Mortgage Loan

買方可向賣方申請第一按揭貸款，主要條款如下:

The Purchaser can apply to the Vendor for First Mortgage Loan. Key terms are as follows:

- (1) 買方必須於簽署臨時買賣合約後最少30日以書面向賣方申請第一按揭貸款。
The Purchaser shall make a written application to the Vendor for a First Mortgage Loan not less than 30 days after the signing of the Preliminary Agreement for Sale and Purchase.
- (2) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (3) 第一按揭貸款最高金額為樓價或有關住宅物業的估價(以較低者為準)的80%。
The maximum First Mortgage Loan amount shall be 80% of the purchase price or the valuation of the relevant residential property (whichever is the lower).
- (4) 第一按揭貸款首36個月之按揭年利率為賣方選用之最優惠利率(P)減2.5%(P-2.5%)，由第37個月之後的年利率則為賣方選用之最優惠利率(P)加1%(P+1%);但:-
The interest rate for the first 36 months of the First Mortgage Loan shall be Prime Rate (P) quoted by the Vendor minus 2.5% (P-2.5%), and from the subsequent 37th month, the interest shall be Prime Rate (P) quoted by the Vendor plus 1% (P+1%); PROVIDED THAT:-

(i)第一按揭貸款首36個月只需償還利息，不需償還本金，第37個月開始需要償還本金及利息;及

(i)Only interest payment of the First Mortgage Loan is required and no repayment of the principal of the First Mortgage Loan is required for the first 36 months, the monthly instalment and interest shall be accrued starting from the 37th month; and

(ii) 賣方絕對有權於第36個月對買方作出資產審查並要求於之後任何時間償還全部貸款(包括利息)，買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在賣方要求下提供信貸報告、收入證明及/或銀行紀錄。

(ii) the Vendor has an absolute right to carry out a financial test on the 36th month of the term of the First Mortgage and at any time thereafter demand the Purchaser to make full repayment of the First Mortgage Loan (including interest), the Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the Vendor.

P為「香港上海滙豐銀行有限公司不時公布之港元最優惠利率」，利率浮動。最終按揭利率以賣方審批結果為準。

P is a floating rate. The Prime Rate (P) is the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation. The final interest rate will be subject

- (5) 第一按揭貸款年期最長為20年。
The maximum tenor of First Mortgage Loan shall be 20 years.

- (6) 買方毋須提供收入證明，但須提供賣方所需的其他文件。
The Purchaser is not required to provide income proof for the first 36 months, but is required to provide other necessary documents as requested by the Vendor.
- (7) 第一按揭貸款申請須由賣方獨立審批。
The First Mortgage Loan shall be approved by the Vendor independently.
- (8) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
All legal documents of the First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
- (9) 買方可於任何時候償還全部貸款(但不是部份)並獲豁免提早還款手續費，但須預先給予賣方一個月書面通知。
The Purchaser may at any time repay the outstanding loan in full (but not in part) by giving the Vendor one month's prior notice in writing without levy of early repayment handling charges.
- (10) 如買方為有限公司或法人團體，必須至少由一名該有限公司之股東或董事作擔保人才可申請此第一按揭貸款。
If the Purchaser is a company or corporation, at least one of the director(s) and/or shareholder(s) of the Purchaser must enter into a guarantee in favour of the Vendor in order to apply for this First Mortgage Loan.
- (11) 按揭貸款批出與否及其條款，賣方有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清樓價餘款。
The approval or disapproval of the First Mortgage Loan and terms thereof are subject to the final decision of the Vendor. Regardless the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the Agreement for Sale & Purchase and pay the balance of the purchase price.
- (12) 手續費按貸款額計收1% (如成功申請)，並將於貸款發放時從貸款自動扣除。(本手續費生效日期至 2017年10月22日(包括當日))。
Handling fee 1% of the loan amount (if the application is successful). And the handling fee will be automatically deducted from the first mortgage loan when it is granted. (The effective date of this Handling fee to (and including) 22 October 2017).
- (13) 手續費按貸款額計收3% (如成功申請)，並將於貸款發放時從貸款自動扣除。(本手續費生效日期為 2017年10月23日至 2017年11月5日(包括首尾兩日))。
Handling fee 3% of the loan amount (if the application is successful). And the handling fee will be automatically deducted from the first mortgage loan when it is granted. (The effective date of this Handling fee from 23 October 2017 to 5 November 2017 (both dates inclusive).
- (14) 買方必須提供賣方所要求之現時之香港住址證明文件，才可申請此第一按揭貸款。
The Purchaser is required to provide the current residential address proof documents required by the Vendor in order to apply for this First Mortgage Loan.
- (15) 此第一按揭貸款受其他條款及細則約束。
This First Mortgage Loan is subject to other terms and conditions
- (16) 賣方均無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan.

- (4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其正式買賣合約、按揭及樓契等法律文件，賣方同意為買方支付正式買賣合約及樓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the Agreement for Sale and Purchase and the Assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其正式合約、按揭及樓契等法律文件，買賣雙方須各自負責有關正式買賣合約及其他樓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the Assignment.

買方需支付一概有關臨時合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchasers.

- (4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development.

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律及其他費用及其他有關住宅物業的買賣文件的所有法律及其他實際支出等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the Agreement for Sale and Purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges of any other documents relating to the sale and purchase of the residential property.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

1.美聯物業代理有限公司 2.中原地產代理有限公司 3.利嘉閣地產有限公司 4.香港置業(代理)有限公司 5.世紀21集團有限公司及旗下特許經營商 6.云房網絡(香港)代理有限公司 7.晉誠地產代理有限公司

8.香港測量師有限公司 9.香港(國際)地產商會 10.祥益地產代理有限公司 11.萬怡置業有限公司 12.錦興物業代理有限公司 13.祥勝地產有限公司 14.創富財策策劃

請注意: 任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

1.Midland Realty (International) Limited 2.Centaline Property Agency Limited 3.Ricacorp Properties Limited 4.Hong Kong Property Services (Agency) Limited 5.Century 21 Group Limited and Franchisees 6.QFang Network (Hong Kong) Agency Limited

7.Earnest Property Agency Limited 8. Hong Kong Surveyor & Associates Limited 9.Hong Kong (International) Realty Association Limited & Chartered Members 10. Many Wells Property Agent Limited 11. Million Yield Properties Limited

12. Kam Hing Property Agency Company Limited; 13.Regal Hill Property Agency Company Limited 14.FCG Company

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網網站的網址為: www.cooresidence.com.hk。
The address of the website designated by the Vendor for the Development is: www.cooresidence.com.hk.